

Send tax notice to:
NHUT TRAN
1957 STONE BROOK LANE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2020807T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Five Thousand and 00/100 Dollars (\$275,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOSHUA C. PATTON and MAGEE COLLEY PATTON, HUSBAND AND WIFE AND ANDRIEA K PATTON, A SINGLE INDIVIDUAL** whose mailing address is: 5136 Kirkwall Lane Birmingham AL 35242 (hereinafter referred to as "Grantors") by **NHUT TRAN and LUONG TRAN AND CUC NGUYEN** whose property address is: **1957 STONE BROOK LANE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 25-A, according to the Map and Survey of The Cottages of Brook Highland, as recorded in Map Book 16, page 129, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Restrictions, public utility easements, and building setback lines, as shown on recorded map and Survey of The Cottages of Brook Highland, as recorded in Map Book 16, page 129, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Deed Book 327, page 553 and Deed Book 32, page 183.
4. Covenants, Conditions and Restrictions recorded in Real Volume 194, page 54.
5. Declaration of Protective Covenants recorded in Real Volume 288, page 466 and amended in Instrument #1993-11895.
6. Articles of Incorporation of Stone Brook Residential Association, Inc. recorded in Book 41, page 518 together with By-Laws recorded in Book 41, page 530.
7. Natural lime sink holes as shown on map recorded in Map Book 16, page 129.
8. Restrictive Agreement recorded in Real Volume 220, page 339.
9. Sanitary Sewer Easement recorded in Real Volume 194, page 1 and Real Volume 194, page 43.
10. Right of way in favor of Alabama Power Company recorded in Real Volume 207, page 380.
11. Sewer line easement recorded in Real Volume 107, page 976.
12. Restrictions recorded in Real 220, page 339.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

23 IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of September, 2020.

Joshua C. Patton
JOSHUA C. PATTON

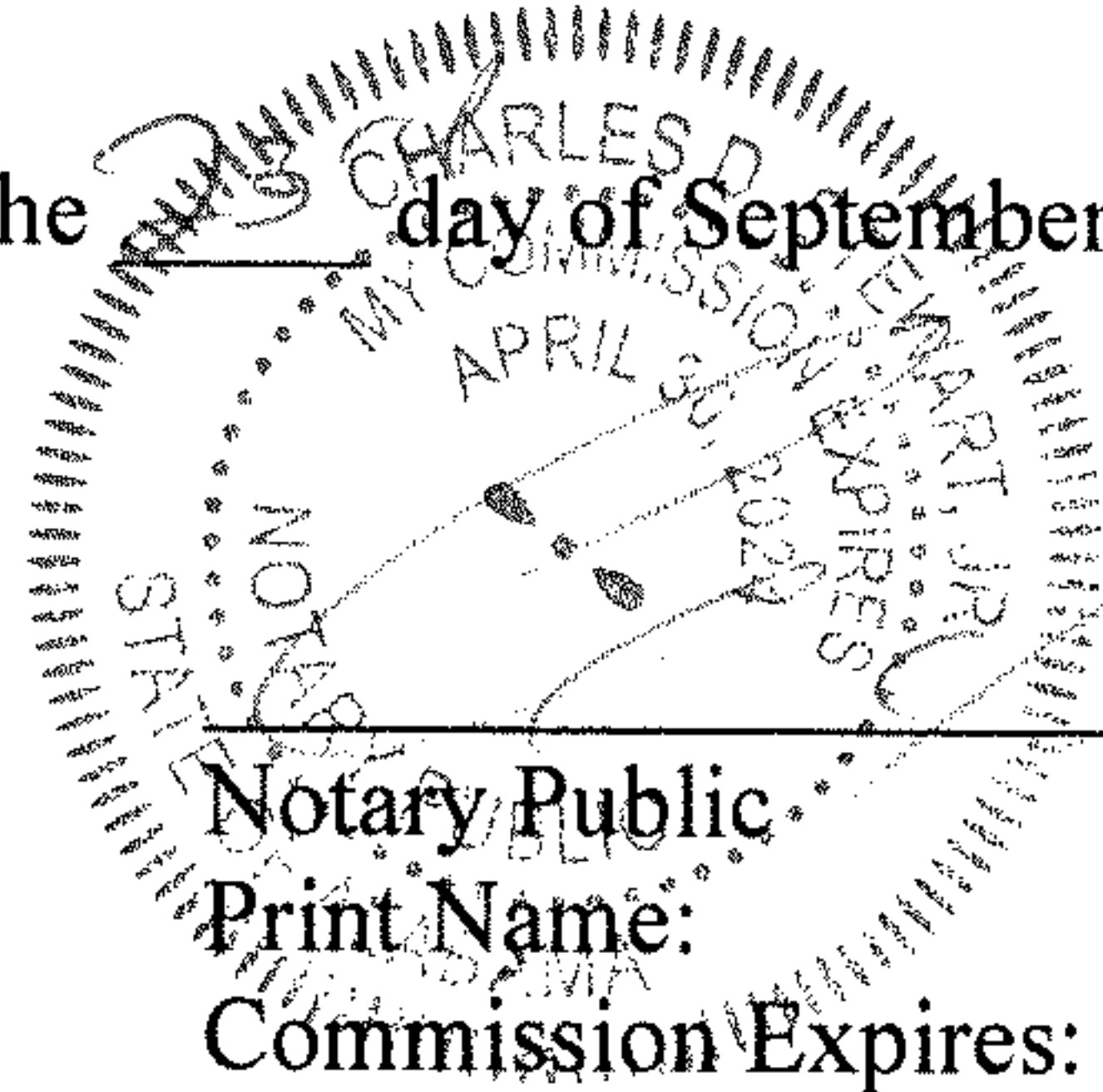
Magee Colley Patton
MAGEE COLLEY PATTON

Andriea K. Patton
By and through Joshua C. Patton
Her attorney in fact
ANDRIEA K PATTON
By and through Joshua C Patton
Her attorney in fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSHUA C. PATTON and MAGEE COLLEY PATTON whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23 day of September, 2020.

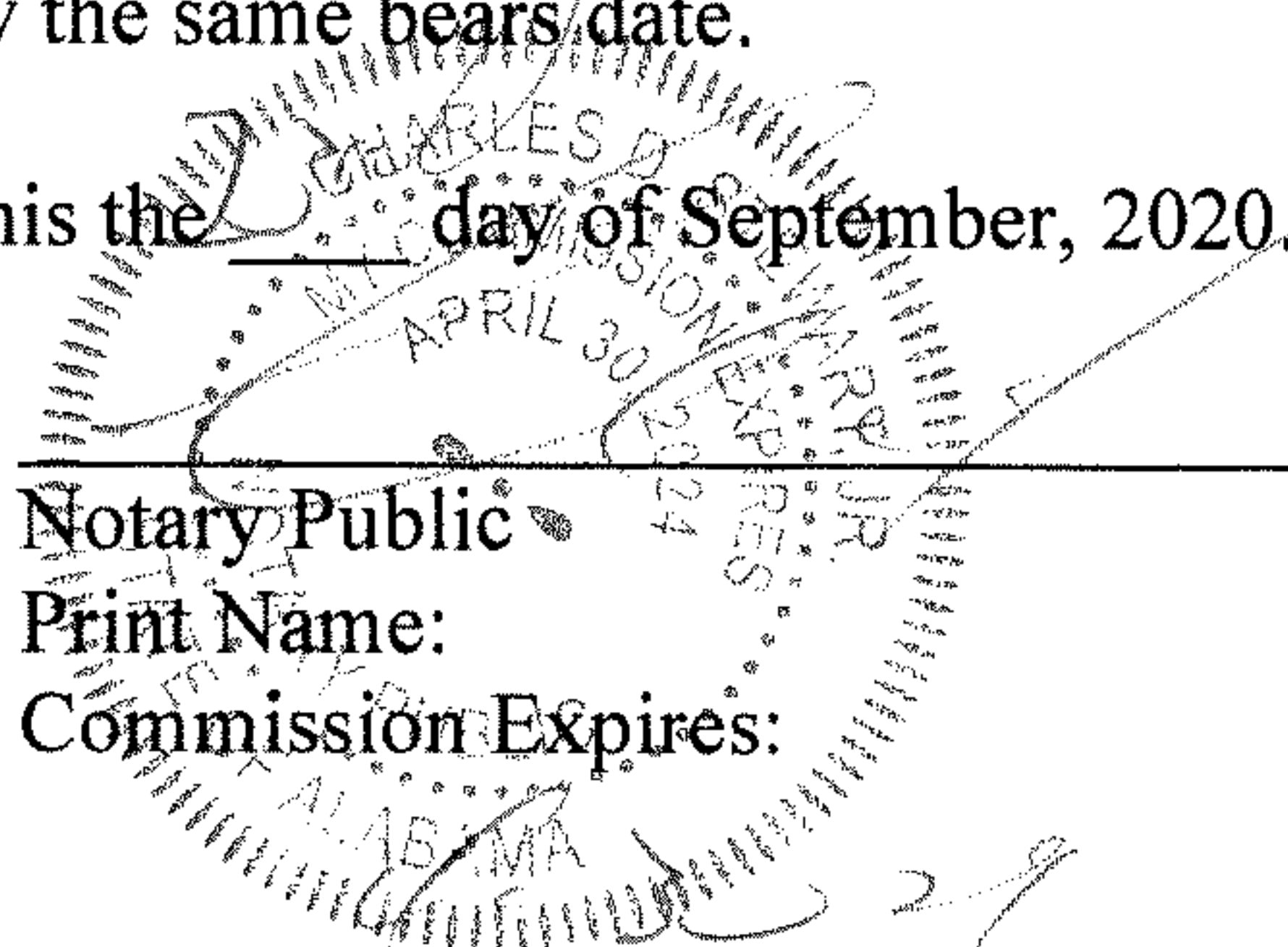

Notary Public
Print Name:
Commission Expires:

State of Alabama
County of Shelby

Charles D. Lemart, Jr.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joshua C. Patton whose name as Agent and Attorney in Fact for Andriea K. Patton, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily in his capacity as Attorney in Fact for Andriea K Patton on the day the same bears date.

Given under my hand and official seal this the 23 day of September, 2020.


Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2020 01:29:25 PM
\$300.00 CHERRY
20200929000439870

Allen S. Beyl